NEW PUBLICATIONS.

PHILOSOPHY, PSYCHOLOGY AND ETHICS. The picture which Professor Henry Jones, of the University of Glasgow, in "A Critical Account of the Philosophy of Lotze" (Macmillan & Co.), gives of Lotze and his philosophic method is very at-tractive. In the midst of a th'nking world that abandons itself to a craze for systems, here stands a philosophical critic of the first order whose one antipathy is defined by the word "system." He arrays the schemes for the interpretation of the world in terms of thought over against the infinite multiplicity of facts in the universe, and forces others to see what he himself was all along convinced of-the utter inadequacy of these schemes to embrace the vast whole which they pretend to set in order. He not only shows the inadequacy of systems, past and present, but he also shows, by implication at least, that "the reflection of the world of reality in a philosophical theory is an aim that transcends the powers of man." He would like to deprive men for a time of the craving they have for putting all nature "to rights" and fastening a classification ticket on everything from the Deity down to sands of the seashore and the coze

at the bottom of the ocean. His aim and his achievement ar, so medicinal for the age that one hates to see them interfered with. But Professor Jones has the systematic frenzy, and nothing will content him but the effort Hegelian idealism which he censured. He does, perhaps, succeed in showing that Lotze was truly Hegelian in details, or-to use his own paradoxthat "Lotze adopts each of the main tenets of Hegel, while rejecting the whole"; but this is just the burden of Lotze's thinking as he interprets it. Few men, thinkers as a rule least of all, need to be urged on in the path of generalization. They are driven to it by an irresistible force. Professor Jones's book is more attractive where it emphasizes Lotze's "projest against injustice to the individuality and uniqueness which he found at the core of every real fact." than it is where he falls in with the universal systematizing tendency

"The Elements of Ethics" (Charles Scribner's Sons), by James H. Hyslop, Ph. D., of Columbia College, is an effort by the historical and analytical method to establish ethical doctrine on a firm foundation. Its conclusions are not subversive theories is presented and the question of the freedom of the will is elaborately discussed. The hapter on this topic is a polemic against modern theories of determinism, which, in spite of the evolutionary factor, are not greatly different from those of other times. Dr. Hyslop has added to the terms in use one which would have gratified Coleridge, namely, the word "velleity," from the scholastic "velleitas"; and on this word his arguof alternative choice," and shows that this capacity is really the only thing in controversy between those who affirm and those who deny freedom of the will. Much of the chapter on the subject is devoted to matter w .ch confessedly has nothing to do with the point at issue. But it has been lugged into the discussion by those who confused the scope of the words liberty and spontaneity with alternative choice. The author's treatment of this theme and, indeed, of all the other topics in the book, is remarkably plain and comprehensive. This is in part due, no doubt, to the sin of repetition, of which he accuses him-

The human powers of wishing and choosing as affecting the development of the race give the starting point for Edmond Kelly's book, "Evolution and Effort" (D. Appleton & Co.), a book cial Evolution." Mr. Kelly holds that the history of religion, as exemplified in Christianity and Mahometanism, illustrates the manner in which human dulness seizes a great idea to make it a weapon of prejudice against enlightenment. In the same way he thinks that the theory of evolution, which "rightly understood rescues to restore it to himself," has been perverted to mean that man is the victim of his surroundings, and the best that he can do is to let all things take their course. The denial of the power of choice by scientists, as well as religious people, tends to paralyze the effort of mankind to resist the forces of nature. Without the accuracy of expression which marked Huxley's essay on "Evolution and much the same idea; but while Huxley abandoned evolution in the ethical field, Mr. Kelly clings to it as a sort of gospel which has been misinterpreted. With nearly all of what Mr. Kelly has to say on the subject of improving the condition of the poor and the helpless, of doing away with municipal corruption and the like, most readers will agree. But they will still have occasion to tion in any of the scientific uses of the word.

"The Power of Silence, an Interpretation of Life in Its Relation to Health and Happiness" (Boston, George H. Ellis), by Horatio W. Dresser, is a curious book. Those who find its philosophy difficult to digest may still be benefited by the lesson of calmness, of silence and of trust in a Higher Power as a remedy for human ills and pain and disease, which it inculcates.

In "Comte, Mill and Spencer; an Outline of There is one of the loose ends of the legend. Mean-Philosophy" (Macmillan & Co.) Professor John while Walter has three times had the same vision, Watson of the University of Queen's College, Kingston, Canada, criticises minutely the teachings of Positivism, Utilitarianism and Evolution which insists that when reality is known in its appearances it is known as it actually is. Those who have read his "Kant and His English Critics" are familiar with this idealism, which is so widespread among philosophers on this side of the Atlantic that it may well be called the American philosophy. Its best field is criticism for the reason that it stands just where the in-American philosophy will hardly startle the world with novelty until it develops some eccentricities; but meanwhile it has a sane method of judging the speculations that are presented to it. This sanity is exemplified in this book. Those who desire a brief yet complete exposition of the most salient features of nineteenth

A very practical volume, "The Psychology of Number and Its Applications to Methods of Teaching Arithmetic" (Appleton & Co.), has been added by its authors, James A. McClellan, prin-Professor John Dewey, of the University of Chicago, to the "International Education Series." Dr. W. T. Harris, the editor of the series, makes the point that a study of psychology of number king is strong and healthy, and either cunning in statecraft or masterful in war. The slave girl is

The American Book Company has issued a small text-book, "Psychology in Education," by Professor Ruric N. Roark, of the Kentucky State College. The book shows wide reading in the literature of psychology.

PONY TRACKS. Written and Illustrated by Frederic Remington. Pp., 269. Harper & Bros. Much of the charm of Mr. Remington's sketchbook-as it may we'll be called-is due to the fact that he is first a maker of pictures. He has brought to his writings some of the spirit and method of the artist. The pony tracks lead us along many trails and into many strange and stirring scenes. Nor indeed do pony tracks monopolize the book; there are the rumbling of coach wheels, the plash of the paddle, the sturdy tramp of booted feet, and even the whirling wheels of the "noiseless steed." In one chapter we have a realistic sketch of army camp life in Montana in midwinter, and in another a summer scene in a Mexican haciends. Now hard riding and Indian fighting in the Bad Lands ocattention, and now cattle herding in the Sierra Madre, or coaching in Chihuahua. There is a tale of a thrilling canoe ride through the black waters and treacherous shallows of a thitherto un-

Dakota marshes; and a third of bear hunting in the Rocky Mountains. And in the midst of all this realism are two entirely imaginary sketches, of an Anarchist insurrection in Chicago, and of the work bicycle regiment in the Regular Army. Every

one to his own taste; and there is variety enough in this handsome volume to entertain everybody. The illustrations, most of them full-page plates, are drawn in Mr. Remington's characteristic style, and are engraved, generally, though not invariably, well, in half-tone. Paper and print are such as will please the book lover as much as the prereading here and there will grieve him. The misspelling of well-known proper names is an offence not readily to be pardoned in such a book as this. Nor did we expect to find Mr. Remington, even through the medium of army officers' conversation. giving the approval of usage to such a verbal strosity as "bike."

IN THE WEST INDIES.

CRUISING AMONG THE CARIBBEES. Summer Days in Winter Months. By Charles Augustus Stoddard. Illustrated. Pp. xi, 198. Charles Scribner's Sons.

DOTY DONTCARE. A Story of the Garden of the Antilles. By Mary Farrington Foster. With an introduction by Dr. Elliott Coues. Pp. 187. Eastes & Lauriat.

The potent charm of the tropics is a noteworthy it in both these books. Dr. Stoddard reveals it in the glimpses which he gives of one island after another in a group that seems destined to retain, while the world lasts, its primitive freshness and straints of civilization. The author of the tiny re medy which she rather hints than tells. Dr. Stoddard is not only an experienced traveller, but he is frank about his methods. that the West Indies were to be visited by him, he at once made a systematic quest for books about the islands. But there is, after all, not mucle sign of this closet travelling in his book. When he got into the pellucid summer seas and saw the ancient and long-silent volcanoes, the dense forests, the rich plantations, the quaint villages and the savage life of the people, he seems to have for-gotten his literature. What strikes one most in his studies of the human life in the Caribbean archipelago is the manifest tendency of nature to eliminate the white race. Though the real natives of these islands have almost disappeared, their places are more than filled, not by the descendants of those who doomed them to slavery and extinction, nor by any representatives of a European people, but by Africans. The race problem is complicated now by the advent of certain Asiatics, but it does not appear as if these could take away the heritage that has fallen to the negro.

Almost within earshot of the busiest and noisies: civilization in the world, these islands seem ready to relapse into their primeval slumbers. "Everywhere the islands," says Dr. Stoddard, "are aban doned plantations and buildings going to decay. This is due to many causes, among which are the absentee system of ownership, lack of thrift in management, extravagant modes of living, the un-reliable character of labor," and in recent years the falling off in the value of the sugar crop. planter said that "his estate and mill, which three New-York City, Brooklyn and Staten Island. The mayears ago paid him more than \$50,000 profit, would this year hardly pay expenses." It sounds odd to bear the Editor of "The New-York Observer" say- of them can be found in print nowhere else. ing that "the emancipation of the slaves was a terrible blow to the prosperity of the West Indies," but it is clear that ideas of commercial advancement do not enter very largely into the question of human happiness as the freed populace of the West of any pretensions can afford to be without. Indies understand the subject. Nature is too generous with them, and they are willing to live on her gifts without amassing riches. When they clamored and fought for freedom it was with the hope of a life very different from that of their masters, who spent their surplus wealth in the capitals and pleasthat absolute freedom which is without care or responsibility, a state in which one works or plays as e pleases. Apparently their ideal is the one likely

beauty of the islands to leave them to Nature.

Meanwhile a story like that of "Doty Dontcare," which is so little feigned that it can hardly be called a romance, illustrates the uselessness of fighting against the fate which Nature has in store for these islands. Its scene is the Danish island of Santa sketch brings out clearly the features of the caste system based on the cross-breeding of the white and when a woman, above all a white woman, even unand in the picture which it gives of a servile ric it illustrates the anticipations which the negroes had of freedom. The story is too slight to have as literature. It must be esteemed mainly for its faithfulness to the life which it describes.

WILLIAM MORRIS'S NEW BOOK.

THE WOOD BEYOND THE WORLD. By William Morris. Pp. vil., 273. Published by the Roberts House, No. 3 Somerset-st., Boston.

Mr. Morris has in his new book devoted his mastery of the antique to working out a the action which barely escapes being trivial. In the most prosaic form the story is briefly that of a youth who goes away from home and is rewarded with a his part. His only merit appears to be physical perfection. The tale belongs to a time when men arrows, and there is a certain skill in leaving loose ends of legend that make the book read like the record of an old-time tradition. Briefly, Walter, son of Bartholomew Golding, had to wife a woman of the Reddings who loved him not. To be rid of her, Walter sailed away in a trading ship of his father's, and the woman was packed off to her relatives with a lack of ceremony that provoked first a quarrel and then a battle in which Bartholomew Golding was killed. Walter heard all this in that far country to which he went, and would have returned to take vengeance, but the wind blew him out of his course so that he never saw his native that of a dwarf, dark and hideous, a maiden in a green gown with the iron ring of a thrall on her right ankle, and a lady righly clad and beautiful.
One could guess the rest of the story were it not
that the conclusion is quite foreign to the be
ginning. Walter's vessel is carried by the wind to an unknown land, where he finds an old man talka tive enough on most topics, but gloomily silent as tive enough on most topics, but gloomily silent as to a certain pass through the mountains which can be seen in the distance. Walter deserts his ship
REOPENS OCTOBER 10, 1895. mates, and neither of them nor of the old man does the story take any further heed. There is another of the loose ends of legend. But as to Walter, the story tells how he went through the pass, how he met with the hideous dwarf, who seemed to expect him and gave him food, then with finally with the lady of his vision who lived in a golden house and was queen of the Wood beyond the World. This Wood is apparently that of which Norse rovers knew. At least it is a realm of magic and illusion in which it is surprising to find that everybody is human after all.

century thought with a commentary dictated by common sense will do well to read this book carefully.

A years practical volume. "The Psychology of the land that everybody is mind that everybody everybody except walk in the everybody is mind that everybody except walk everybody is mind that everybo tion of them into the mouth of the old man at the seaside. But after the siave girl has convinced the wild men that she is their goddess come to bring them rain, and has released herself and her lover cipal of the Ontario School of Pedagogy, and from their hands, there is a final adventure, the exact counterpart of those in Eastern tales where the people of a city go forth and choose as their king the first comer. Only the people of this unalso put to the test to see if she be a fit wife for the new king, though this is the new king's own device. And thereafter the kingdom becomes hereditary, for Walter and his queen are the ancestors

of a vigorous race.

It is easy to view the tale as an allegory, and then the care with which its slender threads have been woven into a tapestry of antique verbiage is explainable. From the allegorical point of view, one might enlarge upon the meaning of the nar-rative. Its triviality lends itself to such treatment. The final lesson, that hereditary monarchy is a good thing, when it starts in a sort of social compact, is more amusing than impressive.

SHAKESPEARE'S HEROINES ON THE STAGE. By Charles E. L. Wingate, Pp., ix, 355, Thomas Y. Crowell & Co.

Mr. Wingate has arranged his work in such a way as to suggest its especial usefulness as a book of reference, though it is none the less an interesting book to read straight through from cover to cover. He groups his dramatis personae under the parts that they have played, in thirteen chapters, dealing with fourteen characters, Hermione and Perdita being treated together. Thus, of course, only a little more than a third of the plays are represented, but for the rest either the plays themselves are so

Cordella are perhaps the only omissions of which the reader has any right to complain. There are many other beautiful and charming characters, of course, such as Portia, in "Julius Caesar," "Mi-randa, Queen Constance, or Katherine, in "Henry V," but they could scarcely be made the subjects of chapters in a book like this. It is, therefore, not a history of actresses, but a history of parts; yet its fresh and easy style, its anecdotes and bits ography, make it agreeable reading. The incidents in the lives and stage experiences of the subjects selected by the author are well chosen, and he expresses for the most part clear and right judgments of the actresses of the younger generawhom he has himself seen.

The volume bears striking testimony to th earlier years. An humble origin, a sudden elevation to glittering glory; triumph, adulation, flat-tery; then a long decline, with sorrow, beirayal. disappointment and poverty-this is again and again the story of the woman who has realized for the English public the heroine of Shakespeare. The nen of the stage whose lives have ended in such happiness as women in private life look forward to are deplorably few. Mr. Wingate has not tried to teach or to prove any principle or theories about the stage. He treats it and its people with impar-tiality, not setting down aught in malice against defence against real or imaginary calumniations When the stage and the lives of its people, espe cially the women, are considered in this way the prospect is serious enough. If this book, beside: some of the women who look longingly toward the stage how great and often terrible a price must be paid for its prizes, and could make them pause before they resolve to bid for them, it would serve a

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In Brooklyn at 257 Fulton-st., 63 Court-st., 48 Broadway, E. D., 13 Ronadway, 1,250 Refford-ave., near Fulton-st., 334 Hedford-ave., near South 24-st., up to 8 p. m., at regular office rates.

Brooking Property Co Cet. TO LEASE BROOKLYN WATER FRONT

THE HUNT ESTATE EIGHT BLOCKS From 44th Street

or any part of it. The estate will improve the property if satisfactory terms are offered by the tenant. Apply to BERGEN & DYKMAN. 189 MONTAGUE STREET,

52d Street

Connirn Real Estate for Sale.

REAL ESTATE.

BUSINESS AT THE EXCHANGES. Property of almost every description was offered yesterday at the auction rooms. The offerings

were large in number, and with one or two exceptions the crowds in front of the auctioneers' stands were composed of active bidders.

Peter F. Meyer & Co. soid at the Broadway Real Estate salesrooms, at voluntary sale, No. 57. East One-hundred-and-twenty-fifth-st., three-story brownstone deciling led to \$550.11 to 10.5 Merch brownstone dwelling, lot 18.8x99.11, to D. S. Hart for \$24,355; also No. 72 Christopher-st., extending to No. 65 Grove-st., five-story brick apartment, ot 26x86.10x27x82.2, was withdrawn at \$36,200. Two lots on Jerome-ave., 393 feet south of One-hundredand-eighty-third-st., each 25x100, were sold to E. J.

William M. Ryan sold in foreclosure No. Macdougal-st., four-story brick building, lot 24.73/x 82.9, to the plaintiff, L. Gus, for \$17,000. D. P. Ingraham & Co. sold in foreclosure No. 421 East One-hundred-and-twelfth-st., five-story brick tenement, lot 25x100.11, to the plaintin for \$21,200.

Rider for \$1,475 each.

East One-hundred-and-twelfth-st., five-story brick tenement, lot 25x160.1i, to the plaintiff for \$21,200.

William Kennelly sold in foreclosure No. 38 Pine-st., five-story brick bullding, lot 21x52, to Alien Tucker for \$15,100.

Bryan L. Kennelly sold at voluntary sale No. 459 West Forty-sixth-st., four-story brick tenement, lot 25x160.5, to Emma W. Mey for \$15,500.

At the Liberty Street Exchange R. V. Harnett & Co. sold at voluntary sale No. 109 East Sixty-ninth-st., four-story brownstone dwelling, lot 20x ninth-st., four-story brownstone therement, lot 25x 100.5, to C. W. Congdon for \$24,750; also No. 31! East 100.5,

422,500.

Robert A. Stranahan, of Boston, has rented from Sire Brothers the Stewart House, at the northwest corner of Broadway and Forty-first-st., for a period of ten years from November 1, at about \$40,000 a

Sire Brothers. May and Forty-first-st., for a period of ten years from November I, at about \$40,000 a year.

It was reported yesterday that A. Friedlander & Co., now at Broadway and White-st., have purchased the Waltham Building, a seven-story iron front loft building, and plot, fsxili4.6, Nos. 1, 3 and 5 Bond-st., for about \$250,000. John T. Williams, who recently purchased the building now occupied by Friedlander & Co., intends to demolish the old and erect a new office building on this site in the spring.

S. B. Goodale & Son have sold for Wallace Stuart the three-story and basement residence property, 22 feet front, No. 163 West Twenty-second-st., to Frederick W. Marks, at \$22,500.

It is reported that the Neil estate has sold to Kempner & Bro, and Hellner & Wolf the northeast corner of Bleecker and Greene sts., 25x125, at \$85,000.

S. B. Goodale & Son have sold for Mary Saliade Harens to Marraret Vance No. 53 West Twenty-fourth-st., a three-story high stoop 20-foot dwelling, on private terms.

Ottinger Brothers have purchased the northeast corner of Morningside Drive and One-hundred-and-skiteenth-st., 20x100, the longer frontage on the street, and also from Samuel L. Parish, the block front, 27x100, on the cast side of Morningside Drive from One-hundred-and-twenty-first-st.

L. J. Phillips & Co. have sold, in conjunction with another firm of brokers for Mrs. Lehman (o Abraham Wolf No. & East Sixty-eighth-st., a four-z yhouse, Nv. 25x100, for \$34,000.

James L. Libby & Sons report that ground was broken yesterday for the new Durland Riding Academy Company building, to be creeted on the plot at the northwest corner of Central Park West, and Sixty-sixth-st., size 150 feet on Central Park West and Sixty-sixth-st., size 150 feet on Central Park West and Sixty-sixth-st., size 150 feet on Central Park west and Sixty-sixth-st., size 150 feet on Central Park west and Sixty-sixth-st., size 150 feet on Central Park west and Sixty-sixth-st., size 150 feet on Central Park west and Sixty-sixth-st., size 150 feet on Cent

REAL ESTATE TRANSFERS.

Jones-st. 27.488.9; Edward Judson and Wife to Meyer Gruhn
Mott-st. Nes 163 and 165; Hyman and Henry
Sonn and wives to Emilie Huber.
Bank-st. n w corner 4th-st. 23x70.9x28x72; Samuel
French and wife, executors, etc. of James
French, to James M French and Ella W Lincoln
Mott-st, w s. 147.2 ft n of Broome-st, 25.5x100;
Simon Selzer and wife to Michael Lapp.
9th-ave. c s. 49.5 ft n of 37th-st, 24.8x100; Herman Joveshof and wife to Wilhelm Dunderer.
85th-st, s s. 200 ft e of 2d-ave. 50x102.2; Charles
Stegmager and wife to Frederick A Botty and
wife John Hetterica and wife to all the second of Same property: Henry W Neumann and wife to Charles and Louise Scherer. 98th-st, No 216 East: Anna Wavra to Fanny Blank Huth-st, No 358 West; John Shields to Agnes Sul-

High-st, No 358 West; John Shields to Agnes Sullivan
4th or Park ave. e.s. 33% ft s of 35th-st, 16.4x89;
Samuel French and wife, executors, etc. of
James French, to Ella W Linceln and James M
French
62d-st, n. s. 152.1 ft w of 5th-ave. 18.9x109.5;
Caroline L Mary to Julia McDevitt
51st-st, s. s. 150 ft w of 8th-ave. 20x109.5; Aimee
H R Klingenfeld to John H Robrs
91st-st, n. s. 152 ft e of Amsterdam-ave. 17x109.8;
Harriet M Dod to Furman V Gaines.
84th-st, n. s. 1548 ft w of Columbias-ave, 100x
102.2; Thomas Hagan and wife to Thomas F
Hagan
53d-st, n. s. 243 ft e of 6th-ave. 20x109.5; John L
Lamsen and wife to James Wilkinson.
Fort Schuyler Road, w.s. 1st 9, map Seton bomestead, Marticle F Brown to Julia T Farley.
White Plains Read, w. s. 89 ft n. of Elizabeth-st,
40x86; Annie V R Wells to Thorne S Haisht.
Fort Schuyler Road, w.s. 1st 8, map Seton bomestead, Martida F Brown to Julia T Farley.
Lor 25s, map Arden property: Paul E Gomon to
Augustus Boeckel and wife,
Washington-ave. e. s. 195 ft from monument at
corner West Farms Road, 75x100; Irving Washburn et al 10 Morris M Corwin.
Amsterdam-ave. e. s. 70 45; William Cumming,
E. and Robert Ferguson and wives to Franklin
Burt
Amsterdam-ave. w. s. 74.11 ft n. of 130th-st, 23.9x

BOULEVARD, CORNER W. TIST-ST.

AMERICAN PLAN.

Strictly a Family Hotel. Two choice furnished suites of a rooms and bath. \$1,000 per year, one furnished suite, 2 rooms and bath. \$1,000 per year, one furnished suite, 2 rooms and bath. \$1,000 per year, one furnished suite, 2 rooms and bath. \$1,000 per year, one unfurnished suite, 2 rooms and bath. \$1,000 per year,

RECORDED MORFG. GES.

RECORDED MORTUGGES.

Bremer, Auguste, to Oscar Kunath et al. s. s. 5th-st. 175 ft e of Avenue A, instalments....

Burke, William E, and wife to R M Hoe and another trustees, No 40 Wooster-st, 3 years.

Bergen, Helen W, to George Fruh, s. s. 323-st, 375 ft w of Sth-ave, 1 year.

Boeckel, Augustus, and another to E V Burton, lot 258 map Arden property, 2 years.

Cabot, John, and wife to E P Graff, No 130 West Soltiest; 1 year

Cara, Margaretta, to Irving Savings Institution, s. s. Gith-st, 200 ft e of West End-ave, 3 years.

Donoble, Patrick, to Adam P Dierst and another, e. s. Union ave, 94.10 ft s. of Kelly st, demand. other, e s Union ave. 94.10 ft s of Kelly-st, demand.
Franstoli, Margaret P, and another to Guy C. Bayley s s 118th-st, 335 ft w of 5th-ave, I year Freezs, Peter, and wife to the Greenwich Savings Bank, as Petry-st, 125.9 ft e of 4th-st, I year, Holder, James P, to Susan Alvord, No 1.791 Lexiligation-ave, 5 years Heyer, A, Lester, and wife to the German Savings Bank City of New-York, a s 41st-st, 85 ft e of 3d-ave, 1 year. Hever, A Lester, and wife to the German Savings Bank ('tty of New York, a s 41st-st, 85 ft e of 3d-ave, 1 year.

Hopkins, Mark, to Alexander Lott, w s Mottave, 5, 6ft s of 163d-st, 2 years.

Hesselbach, Henry, and wife to William Dressing, a s 78th-st, 194 ft e of 1st-ave, 4 years.

Hoffmann, Michael A, to Title Guarantee and Trust Company, No 1,800 2d-ave, 3 years.

Hurlbut, Hannah M, to M G Wright, s s 9th-st, w of 's iot 201, map of Enlonport, 3 years.

Jordan, Alexander A, and wife to Emily A Thorn, s s 89th-st, 100 ft e of Madison-ave, 3 years.

Krons, Abraham, and wife to Peter Krone, No 14 East 120th-st, 1 year

Knordler, Edward I, to Title Guarantee and Trust Co. 1621 Lexington-ave, 3 years

Myer, Charles, and another to Della Johnson, e s Tinton-ave, 1624 ft in of Cedar-st, 5 years.

Murphy Ellen, to the Emigrant Industrial Savings Bank, n s 144th-st, 52 ft e of Willis-ave, 1 year

McDevitt, Julia, to C L Macy, n s 63d-st, 132.1 1,250 2,000 3,500 ings Bank, n s 144th-st, 525 ft e of Willis-ave, 1 year
McDevitt, John to C I, Macy, n s 63d-st, 182.1
ft w of 9th-ave, 5 years,
Nicholas, George, and wife to James McClenahan,
as prest, n s 48th-st, 125 ft e of 9th-ave, 1 year,
Noon, Ellen, and another to the Muty. Dife Insurance to of New-York, s e corner Lexingtonave and 5dth-st, 1 year
Parsons, Emcline F, to C B Townsend, s of
Parsons, Emcline F, to C B Townsend, s of
Ward, also Fuaness, property, leasehold, 5 years
Robrs, John H, and wife to the Franklin Savings
Bank, City of New-York, n s 43d-st, 125 ft e of

year .

Sundarer, Wilhelm, and wife to Herman Jovenhof, as lith-ave, 49.5 ft n of 37th-st, 2 years.

Wilkinson, James, to United States Trust Co, New York, n s 55d-st, 24.3 ft e of 6th-ave, 2 Same to John L Lamson, n s 53d-st, 243 ft e of 6th-ave, 2 years

BUILDING PLANS FILED.

The following plans for new buildings and alterations have been filed with the Building Department October 30: New buildings.

Washington-ave, e. s. 132 ft s of West Farms
Road (Westcheste), by Morris M Cronin, for a two-story and attle frame dwelling.

Sthest, n. s. 100 ft e of Riverside Drive, by William W and Thomas M Hall, of No 687 Madison-ave, for 9 fourestory brick dwellings.

Masterdam-ave, e. s. 30 ft s of 100th-st, by John Held, of No 420 West 48th-st, for a five-story brick store and flat.

Washington-ave, e. s. 224 ft n. of Quarry Road, by Mrs. Rose Callan, of No 169 Columbus-ave, for a three-story frame tenement.

\$20.4st. Nos 342 and 344 East, by William M Schwenker, of No 50 East 922-st.

18,000 11th-ave, s. ecorner 57th-st, by A H Hart & Co, a 3-story and basement brick store and flat.

26th-st. No 110 West, by Mrs. A lifeta Armstrong, to a 3-story and basement brick store and dwelling.

26th-st. No 150 East, by Dennis Smith, to a 4-story brick tenement.

30 Short No 510 East, by Dennis Smith, to a 4-story brick tenement.

Macdougal-st. No 80, by H Low estate, to a 5-story brick dwelling and store.

BUILDING PLANS FILED.

Real Estate.

THE LAWYERS' TITLE INSURANCE COMPANY of New York

Capital & Sur-

plus Jan. 1,

1895..... **\$1,616,655.96** Examines and insures titles to

real estate, the assured selecting his own counsel, if he desires. Defends at its own expense any suit brought against a title guar-

anteed by it. Pays any claim established against the property not exceeding the amount of its policy, and, in addition, all costs of litigation.

Compels an objecting purchaser to complete his contract to buy; or, if defeated in the attempt to do so, either pays the damages or takes the property off its policyholder's hands.

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Three fine apartment Houses on Amsterdam-ave., each 32 feet wide (with stores); handsomely finished and decorated; ateam hested; a hangain for some one. E. KIL-PATRICK, owner, 50 West 67th-st.

B ig Bargain. + story, 21 foot first-class house, near Park and office: must be sold, others, all prices. STEVENS, 93d-st, and Columbus-ave.

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50 WEST 95TH-ST., between Central Park West and private dwelling: rent, \$1,000 per annum. Apply to E. KILPATRICK, 50 West 67th-st., or JOHN STEWART, 101 West 95th-st.

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Fireproof, elevator, alea heathful service, etc.

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A THE MOSTELEGATLY FURNISHED new twelve-live sot, single flats new twelve-live sot, single flats with the best Side.

Nine rooms, butled pantry open plumbing, tiled bathrooms, steam hear hot warr supplied, gas, ranges, gas grates, mirror, has wood tril, storage rooms for bleyeles, hall attendance, divate hase block.

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